

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: PM 15-004	
Project Name: 20th Parcel Map for Spanish Springs Associates Limited Partnership			
Project Description:			
Project Address: Pyramid Way			
Project Area (acres or square feet): 3.98 Ac.			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs, west of State Route 445, north of Eagle Canyon Drive, south and east of West Calle De La Plata			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
portion 532-020-13	3.98 Ac.		
Section(s)/Township/Range: Section 27, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). PM05-081, TM13-002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates Ltd. Ptsp.		Name: C and M Engineering	
Address: 550 West Plumb Lane, Suite B, #505 Reno, NV		Address: 9498 Double R Boulevard, Suite B Reno, NV	
Zip: 89509-3686		Zip: 89521	
Phone: 560-6922		Phone: 856-3312	
Fax: 336-0432		Fax: 856-3318	
Email: jesse@hawcoproperties.com		Email: gfong@candmengineering.com	
Cell: Other:		Cell: Other:	
Contact Person: Jesse Haw		Contact Person: George Fong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

West of Pyramid Way, north of Eagle Canyon Drive, south and east of West Calle De La Plata; at termini of Ruddy Way and Rosy Finch Drive.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
portion 532-020-13	Spanish Springs Area Plan - MDS	3.98

2. Please describe the existing conditions, structures, and uses located at the site:

property is vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	10,560 SF	10,508 SF	10,345 SF	3.25 Ac
Minimum Lot Width	71'	71'	71'	N/A

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

sufficient rights are held by Truckee Meadows Water Authority to serve this project

9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

not applicable

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

parcel map conforms with Spanish Springs Area Plan

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

no

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

26. How are you providing temporary irrigation to the disturbed area?

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

28. Surveyor:

Name	George Fong, C and M Engineering
Address	9498 Double R Boulevard, Reno, NV, Suite B, Reno, NV 89521
Phone	856-3312
Cell	
E-mail	gfong@candmengineering.com
Fax	856-3318
Nevada PLS #	4043

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Spanish Springs Associates Ltd. Ptsp.

Address: 550 West Plumb Lane, Suite B, #505

Phone : _____

Fax: _____

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____

Reno

Sparks

Washoe County

Parcel Numbers: _____

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

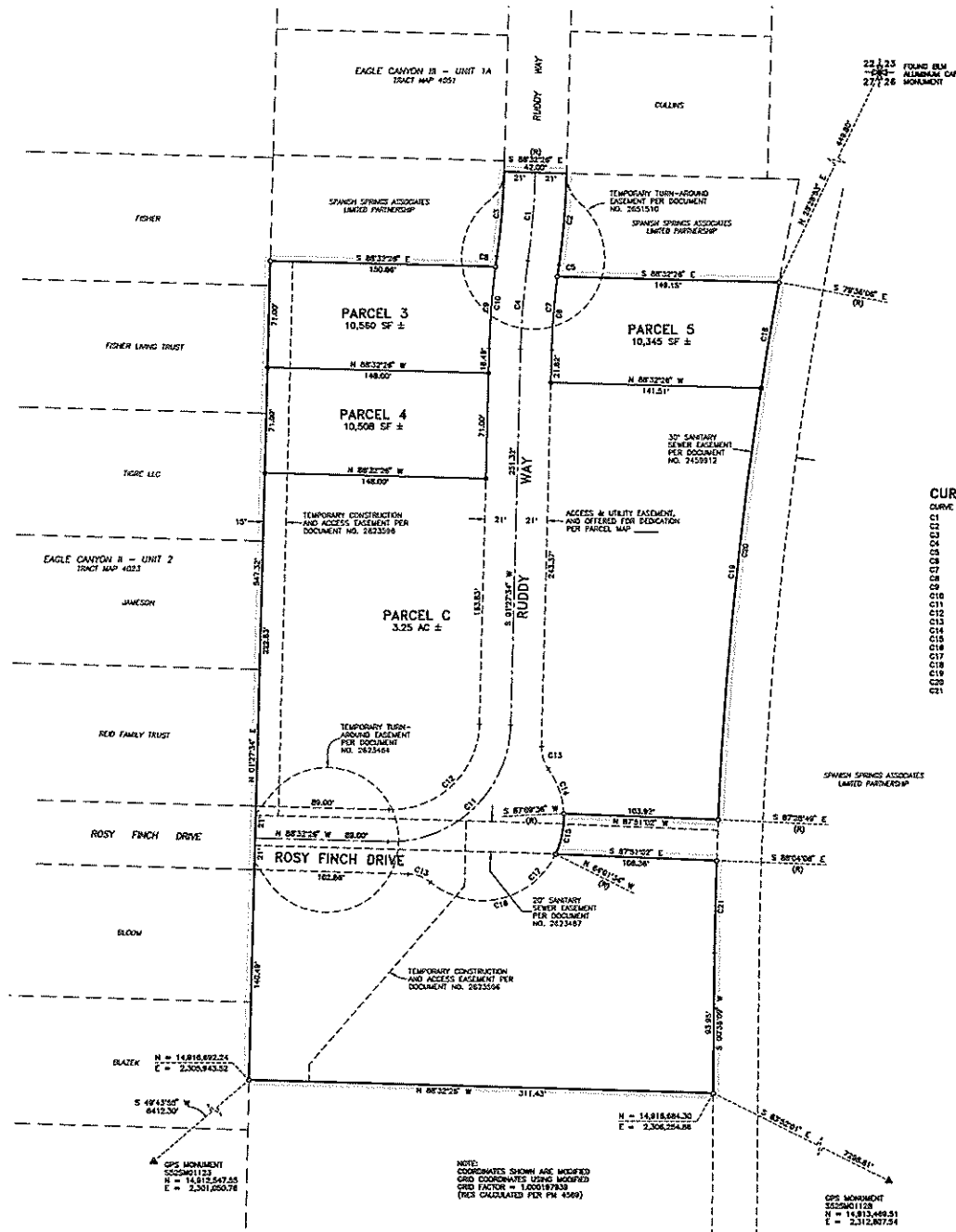
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street

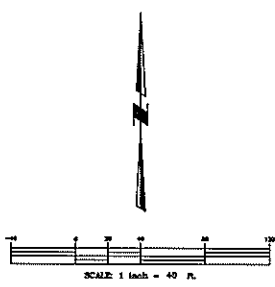
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	847°00'	506.00'	59.20'
C2	847°00'	301.00'	81.68'
C3	847°00'	478.00'	88.71'
C4	847°00'	500.00'	92.20'
C5	833°31'	478.00'	73.11'
C6	753°07'	478.00'	49.20'
C7	847°00'	478.00'	88.71'
C8	846°40'	321.00'	73.97'
C9	850°00'	321.00'	54.81'
C10	847°00'	321.00'	81.88'
C11	902°00'	84.00'	125.68'
C12	902°00'	58.00'	82.68'
C13	372°21'	28.00'	18.31'
C14	329°31'	28.00'	31.72'
C15	284°50'	58.00'	27.68'
C16	102°514.1"	28.00'	58.74'
C17	164°43'06"	58.00'	158.13'
C18	133°40'	283.00'	73.86'
C19	819°31'	283.00'	259.91'
C20	752°43'	283.00'	361.85'
C21	118°44'	243.00'	81.00'



NOTE:
 COORDINATES SHOWN ARE MODIFIED
 GRID COORDINATES USING MODIFIED
 GRID FACTOR = 1.00049783
 PER DOCUMENT NO. 2023487
 (FIG. CALCULATED PER PN 4369)

20th PARCEL MAP
 FOR
SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
 SITUATE WITHIN NE1/4 OF SECTION 27,
 T-21N., R-22E., N.D.14
 A DIVISION OF PARCEL A OF
 PARCEL MAP _____

WASHOE COUNTY NEVADA

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., SUITE II
 RENO, NV 89521
 PHONE: (775) 856-3312
 FAX: (775) 856-3318

JOB NO. 04-004,93
 DATE 1/30/15

SHEET 2 OF 2